

CHRISTENBURY CORNERS

7 CHRISTENBURY PKWY | CONCORD, NC | 28027



Public Storage

SITE

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LOCATION OVERVIEW

High profile specialty grocery space coming available at the heart of the Concord Mills retail corridor. The property is located in one of North Carolina's largest shopping and tourist areas just 5 minutes from Concord Regional Airport, Concord Mills Mall, Great Wolf Lodge, Concord Convention Center & Charlotte Motor Speedway.

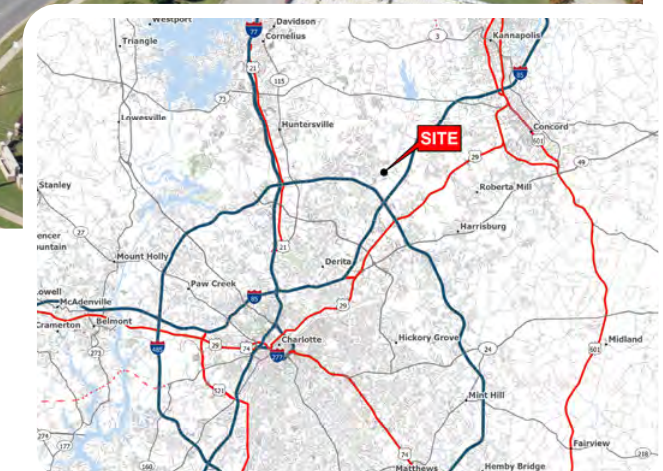
PROPERTY HIGHLIGHTS

- 24,100 square feet available in spring 2025.
- Located in the 129,319 square foot Kohl's anchored Christenbury Corners Shopping Center
- Shopping Center remains 100% occupied with all first class retailers.
- 45-foot Parapet and 150 feet of Frontage
- 1/4 mile from the 1.3M square foot Concord Mills Mall, one of the state's busiest.
- Nearby retailers include:



DEMOGRAPHICS (2024)

	1 MILE	3 MILE	5 MILE
POPULATION	8,931	55,019	153,762
AVERAGE HH INCOME	\$123,298	\$137,352	\$120,760
POP GROWTH (2010-2020)	24.7%	9.8%	9.6%



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± 24,100 SF

**STOREFRONT
±45'**

**DEPTH
±148'**

**FRONTAGE
±150'**

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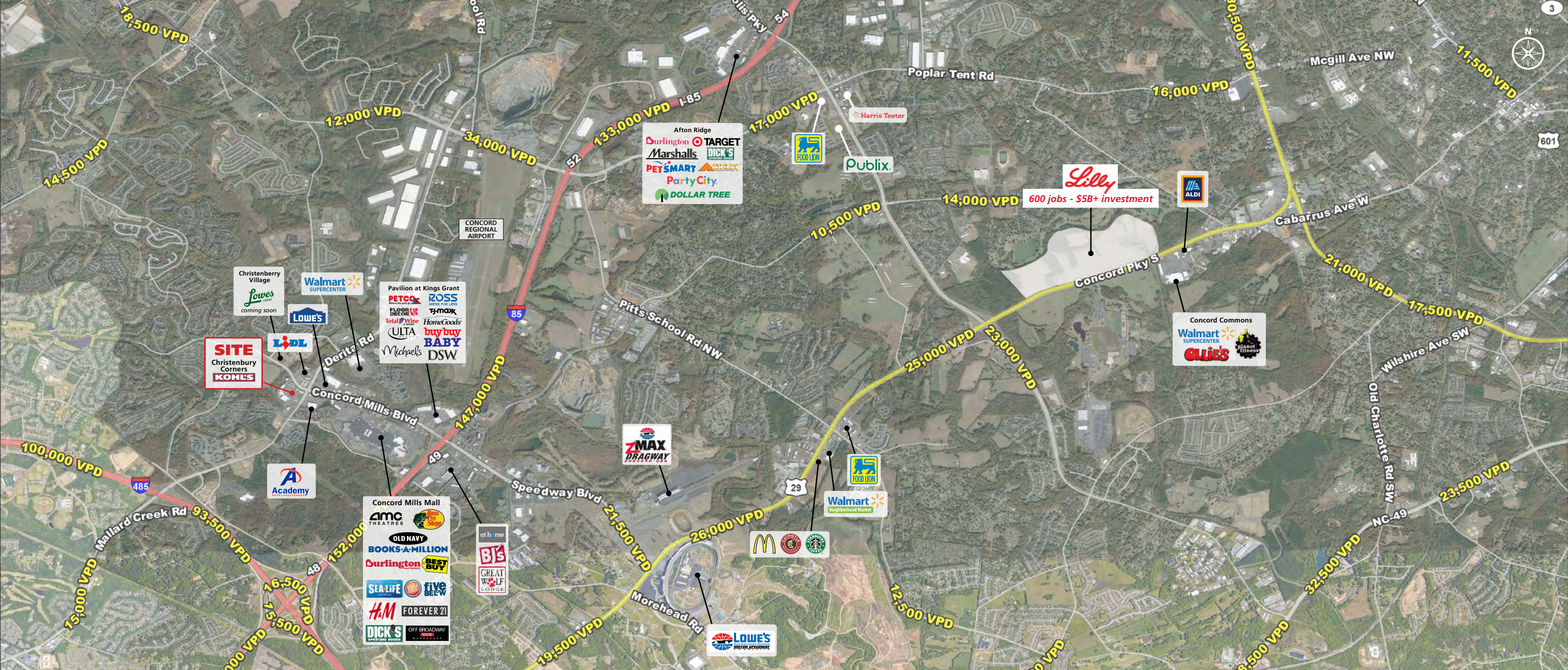


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